

Housing Authority - County of Los Angeles

April 17, 2008

To: Each Supervisor

From: Carlos Jackson, Executive Director

SUBJECT: MONTHLY PROGRESS REPORT ON THE SECTION 8 PROGRAM

On March 13, 2007 your Board instructed me to report monthly on our progress to remove the Section 8 program from its Troubled status under the Section 8 Management Assessment Program (SEMAP). This report covers the period between March 18, 2008 and April 16, 2008, and provides information on the following:

- Lease-up
- Annual Reexaminations
- Inspections
- Corrective Action Plan
- Socialserve.com
- Call Center
- The HUD OIG Audit Report
- The Confirmatory Review
- The OIG Joint Audit for the City and County of Los Angeles
- YARDI Status Update

Lease-up

As of April 1, 2008, our lease-up rate was 95.8%, representing a total of 19,883 assisted families throughout the County. We are planning, in the immediate future, to begin processing applications that were placed on hold in January. Additionally, we will begin pulling names from the wait list on July 1, 2008. Details of this will be provided to your office in a separate memorandum.

Annual Re-examinations and Inspections

We are currently at a 0% delinquency rate for our annual reexaminations, and at a 2% delinquency rate for our inspections. This is not only an improvement from our previous report, but qualifies us for the maximum points under SEMAP.

Corrective Action Plan

As I previously reported to you on March 21, 2008, the Los Angeles area HUD office cannot issue a formal response until all Board members have completed their training.

Socialserve.com

Socialserve.com continues to play a crucial role connecting our voucher holders with our participating landlords. For a 28-day period between March 18 and April 15, 2008, Socialserve.com averaged 4,230 total listings, 2,958 participating landlords, and 110,119 housing searches.

Call Center

Our Call Center is currently averaging approximately 4,240 calls per week, with an actual total of 16,960 for the period between March 17, 2008 and April 15, 2008. For your information, the average wait time for the stated period was 1 minute, 49 seconds.

The HUD OIG Audit

We submitted our formal response to the HUD OIG audit on March 22, 2008. Additionally, we have contracted with the Bronner Group to conduct an independent review of the YARDI system to assure proper implementation and data transfer.

HACoLA is currently recruiting for the Division director position. The position was advertised in major housing authority journals, with an application deadline of April 18th.

Confirmatory Review

We still have not received notification from HUD of when their confirmatory review of our SEMAP certification for the fiscal year ending June 30, 2007, submitted on August 6, 2007, will occur.

OIG Joint Audit of the City and County of Los Angeles

The on-site review of HACoLA's files has been completed. The exit conference and report are pending until completion of the on-site review at HACLA.

YARDI Status

On March 24, 2008, I approved a recommendation made by the YARDI project management team to extend the YARDI "go-live" date to July 1, 2008.

The decision to do this was motivated by competing priorities within the Assisted Housing Division. The months of April and May are key to Section 8 Management Assessment Program (SEMAP) production for fiscal year ending June 30, 2008.

Due to the fact that what remains to be completed on the YARDI project is the staff comprehensive training and conversion of data from the old to the new system, I

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did not want to jeopardize the production of new contracts and annual reexaminations, which must be completed and submitted to HUD by June 1.

The Bronner Group, currently conducting an independent review of the YARDI implementation, concurred with this decision.

Please contact me if you have any questions or need additional information.

CJ:LO

c: Lari Sheehan, Deputy Chief Executive Officer
Sachi A. Hamai, Executive Officer/Clerk, Board of Supervisors
Los Angeles County Housing Commissioners
Each Deputy